



**US Army Corps
of Engineers®**

Nashville District

Public Notice

Public Notice No. 04-04

Date: January 30, 2004

Application No. 2003-01725

Expiration: March 1, 2004

Please address all comments to:
Nashville District Corps of Engineers, Regulatory Branch
3701 Bell Road, Nashville, TN 37214

JOINT PUBLIC NOTICE US ARMY CORPS OF ENGINEERS TENNESSEE VALLEY AUTHORITY AND THE STATE OF TENNESSEE

SUBJECT: Proposed Access Road, Community Dock and Boat Ramp

TO ALL CONCERNED: The application described below has been submitted for a Department of the Army Permit pursuant to **Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (CWA)**. Before a permit can be issued, certification must be provided by the state of Tennessee, Division of Water Pollution Control, pursuant to Section 401(a)(1) of the CWA, that applicable water quality standards will not be violated. By copy of this notice, the applicant hereby applies for the required certification.

APPLICANT: **BECS General Partnership**
Attn: Mr. Eddie E. Holbrook, Jr.
345 Vacation Way
Rutledge, Tennessee 37861

LOCATION: McCarty Branch Mile 0.3, Opposite Holston River Mile 62.3R, Cherokee Lake, Grainger's Landing, Grainger County, TN lat 36°14'47.7" lon 83°25'46", Talbot, TN Quadrangle

DESCRIPTION: The applicant proposes to construct an access road, floating community dock and boat launching ramp within a residential development known as Grainger's Landing. The access road would connect two tracts of land, an 80-acre tract and a 17-acre tract. The work is a portion of an overall development plan, which includes single-family dwellings, condominiums, swimming pool, tennis courts, walking trails, a community center and common use lot. The applicant also proposes to keep a natural area for wildlife enhancement. The first tract has been developed into 62 single-family residential lots with existing access. The second tract is proposed for the remaining amenities. The dock and ramp would be located on a common lot within the second tract. An existing upland easement exists on an adjoining property owner for entry into the second tract. However, the applicant states that this option does not serve his purpose and need.

The normal operating summer pool (nsp) of Cherokee Lake is Elevation 1072. The normal winter pool is Elevation 1020. Excavation and fill activities would be performed during winter drawdown in the dry.

The proposed work is as follows:

a. Access Road

The roadway would begin on the applicant's property at a 13% slope from Elevation 1118 for ~350' to Elevation 1080 (Tennessee Valley Authority (TVA) property line) and extend across McCarty Branch cove (~100' wide) for a +2% slope for ~475' to the other side above Elevation 1080 for a total of 825'. Approximately 5,950 cubic yards (cy) of fill material would be placed within the contours of Elevation 1075 (TVA's flood storage pool) for a loss of 2.7 acre-feet. Of this, ~2,480 cy would be placed below nsp Elevation 1072. The fill material would consist of clean upland fill dirt, a mixed aggregate base and concrete. Riprap would armor the sides on a 2:1 slope. The roadway would be 20' wide with 9' shoulders and a base width of 100'. Two corrugated metal pipe culverts 60" in diameter and 110' long would be required to accommodate the headwater drainage and pool fluctuations. All work would be performed in the dry. The applicant would need an easement for ~.97 acres from TVA.

b. Community Dock

The dock structure would consist of two sets of slips to accommodate 30 boats. One section would measure 85' wide x 136' long with a 6' wide x 28' long walkway. This section would be comprised of single slips to accommodate 10 boats. The other section would measure 65' wide x 176' long with a 6' wide x 28' long walkway. This section would be comprised of double-berthed slips to accommodate 20 boats. These sections would be joined by a 6' wide x 232' long walkway, with 80' between sections. The overall structure would measure 232' wide x 210' long. The main access walkway would measure 250' long, hinged at an angle for summer use. It would be extended straight for winter use. The dock would be located 50' from the ramp.

c. Proposed Boat Ramp

The proposed ramp would measure 12' wide x 300' long constructed of 4" poured-in-place concrete. Approximately 45 cy of earth would be excavated and replaced with 45 cy of concrete fill. Of this, ~37 cy would be cut and filled below nsp. The ramp would begin at Elevation 1077 and extend down to Elevation 1040 on a 12% slope. Approximately 45 cy of riprap would armor the sides and toe on a 2:1 slope. Of this, ~40 cy would be placed below nsp. Filter cloth would be placed under the ramp and riprap.

i. Upland Development

The upland work associated with this proposal includes a gated community with private roads and amenities as described above. A 2-acre common use area would be maintained along the shoreline for recreating and picnicking. A paved parking lot would serve the common use area. There would be a 50' vegetated buffer zone from the parking lot to the common use area.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the work, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant

to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b)(1) of the CWA (40 CFR Part 230). A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments may be used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments may also be used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

The Tennessee Valley Authority (TVA) consulted the National Register of Historic Places for properties listed in or eligible for the National Register, which may be affected by the proposed work. A potentially eligible archaeological site was previously identified in the vicinity of the proposed work area in a survey conducted by the Department of Anthropology, University of Tennessee-Knoxville (UT-K) between November 1996 and December 1999. A Phase I Archaeological Survey was conducted again by UT-K on November 11-12, 2003 to further assess the site's eligibility and possible impact that may result from the proposal. No evidence of the site was found. TVA concluded that no properties would be affected by the proposal.

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This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

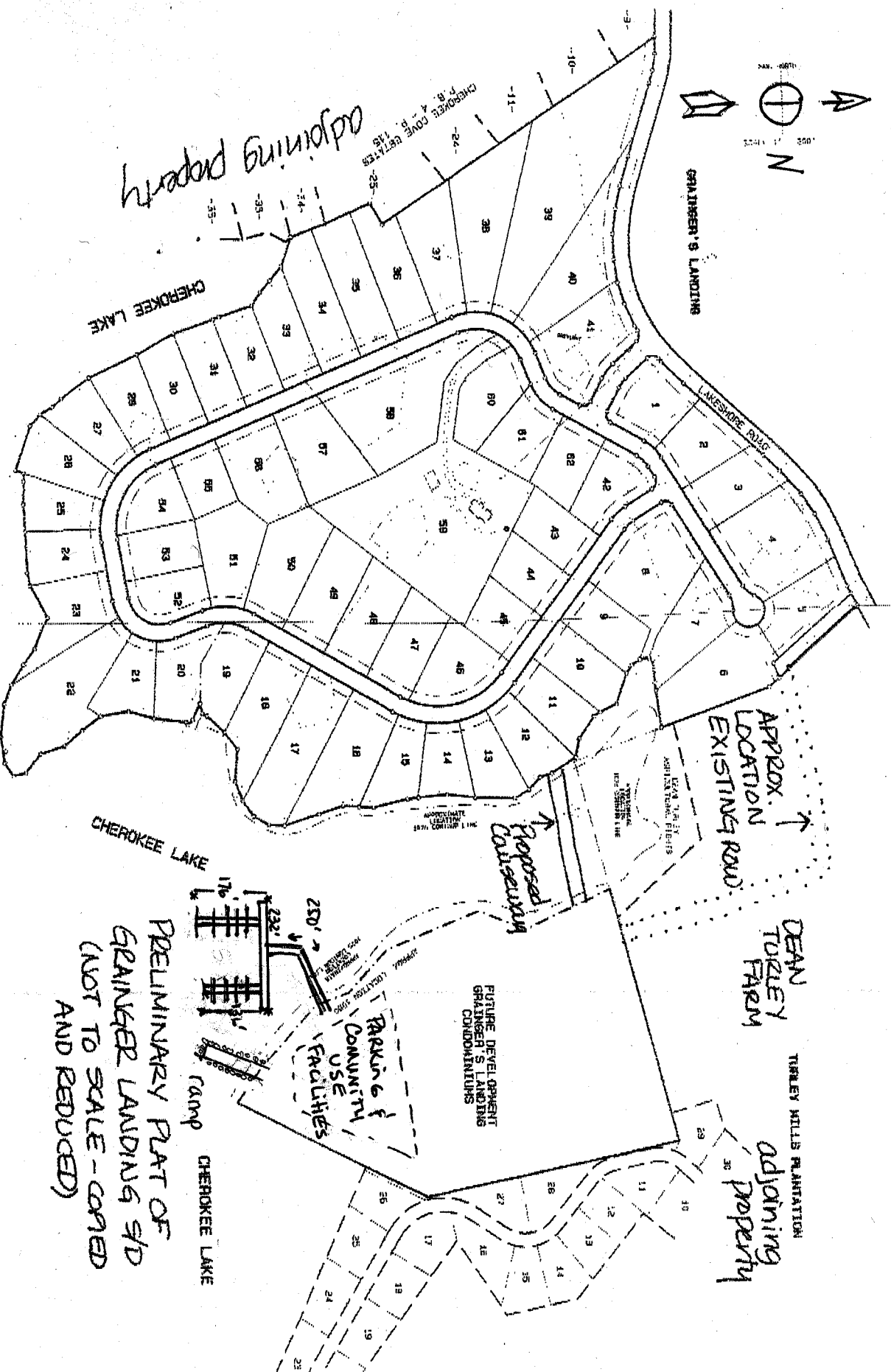
Based on available information, the proposed work will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

- a. Tennessee Valley Authority approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.
- b. Water quality certification from the State of Tennessee is required in accordance with Section 401(a)(1) of the Clean Water Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before **March 1, 2004**, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attention: Ms. Deborah T. Tuck, at the above address, telephone (615) 369-7518. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. However, if comments are sent to TVA, they should be mailed to Ms. Laurie Pearl, Cherokee-Douglas Watershed Team, 2611 West Andrew Johnson Hwy., Morristown, Tennessee 37814-3295. Please send your comments relative to the §401 Water Quality Certification to Mr. Dan Eagar, Tennessee Division of Water Pollution Control, 7th Floor, L&C Annex, 401 Church Street Nashville, Tennessee 37243-1534, telephone (615) 532-0625.



PRELIMINARY PLAT OF
GRANGER LANDING S/D
(NOT TO SCALE - CORRED
AND REDUCED)

PN 04-04
FN 2003-01725
BECS GENERAL PARTNERSHIP
TALBOT, TN QUAD

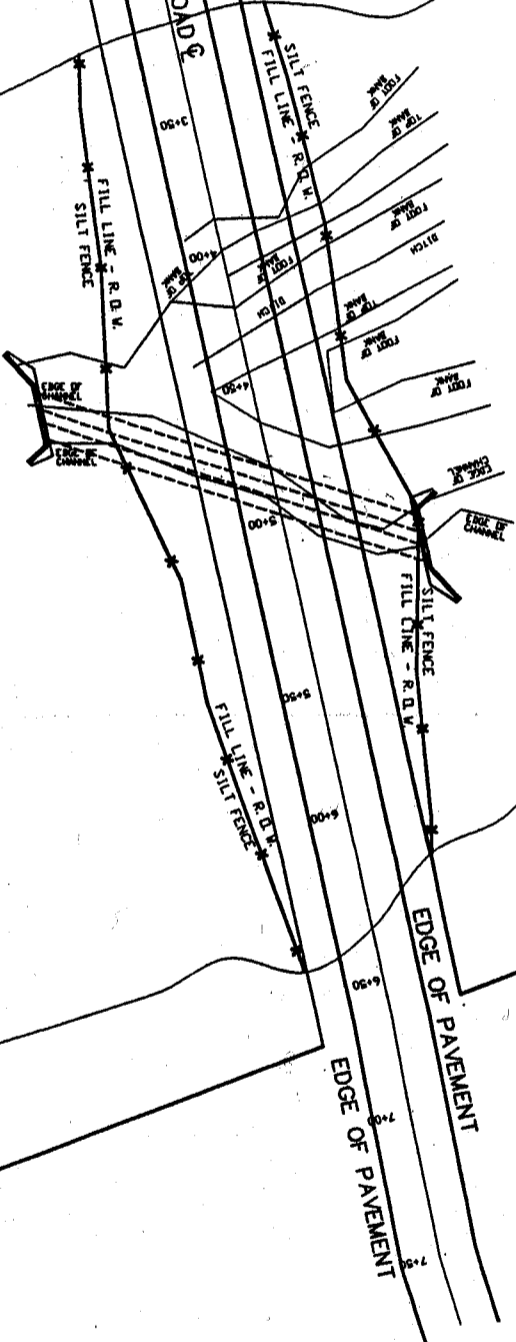
SUBDIVISION UNDER
CONSTRUCTION

1075

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BECS GENERAL PARTNERSHIP
TALBOT, TN QUAD

SITE PLAN

1"=60'-0"



PROPOSED
CONDOMINIUM
DEVELOPMENT

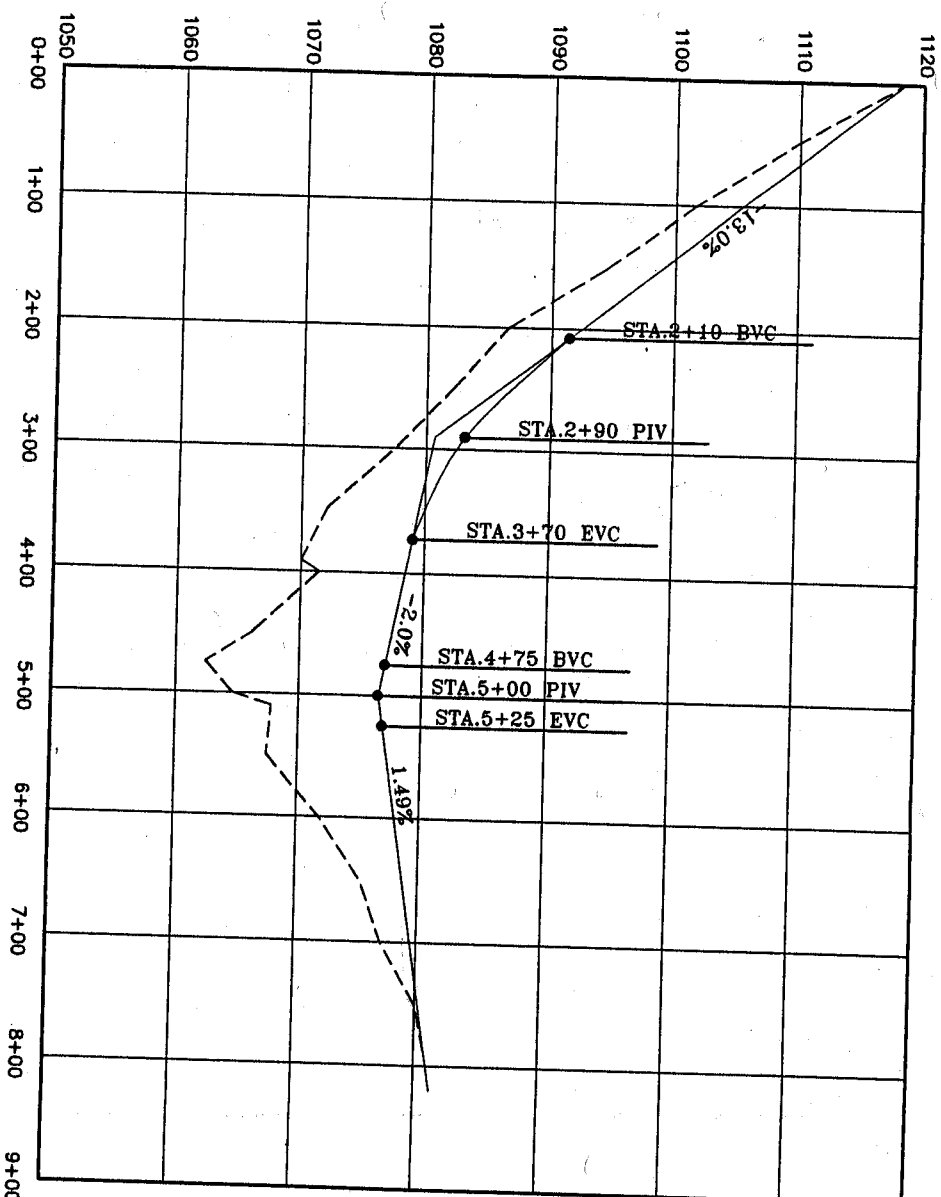
BECS, G.P.

PRIVATE DRIVE
FOR GRAINGERS
LANDING

W&W

W&W ENGINEERING, LLC

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BECS GENERAL PARTNERSHIP
TALBOT, TN QUAD



ROAD CENTERLINE PROFILE

SCALE: 1"=100' HORIZ.
1"=10' VERT.

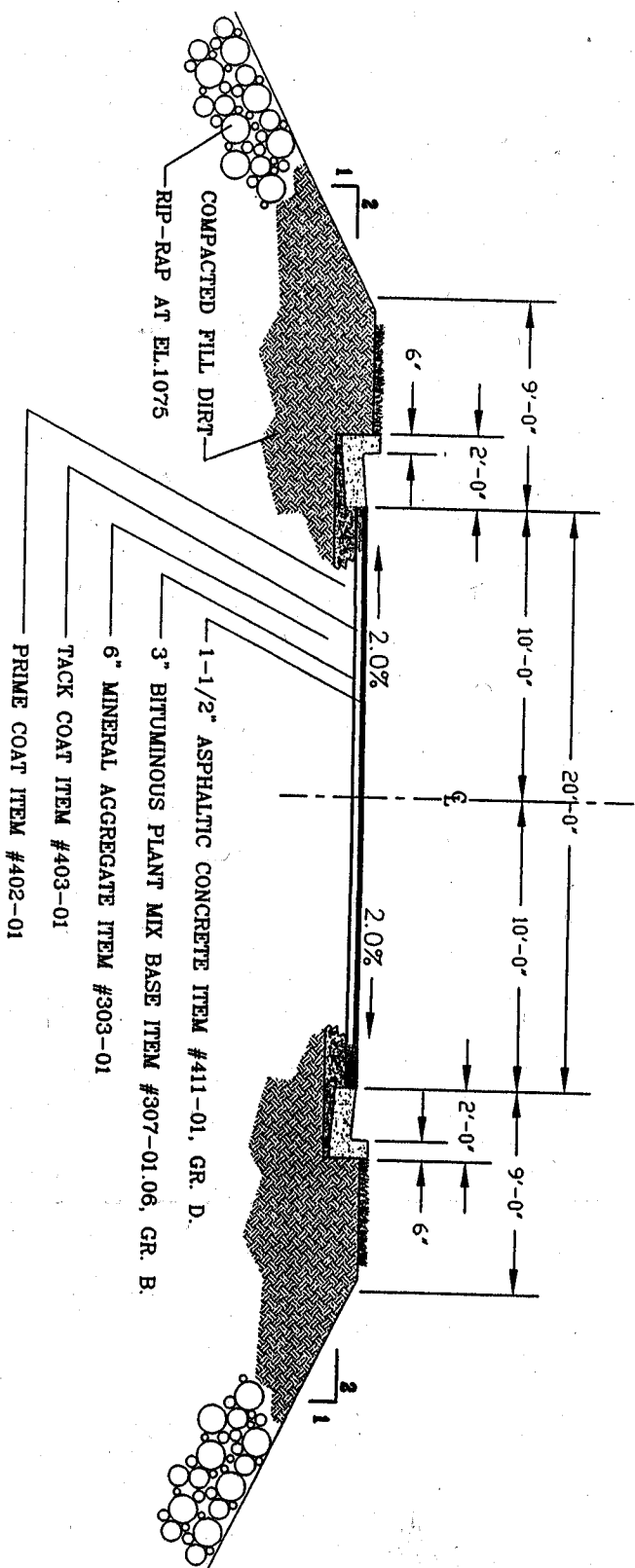
BECS, G.P.

PRIVATE DRIVE
FOR GRAINGERS
LANDING
PROFILE

W&W

W&W ENGINEERING, LLC

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TALBOT, TN QUAD



TYPICAL PAVED SURFACE ROAD SECTION

NOT TO SCALE

BECS, G.F.

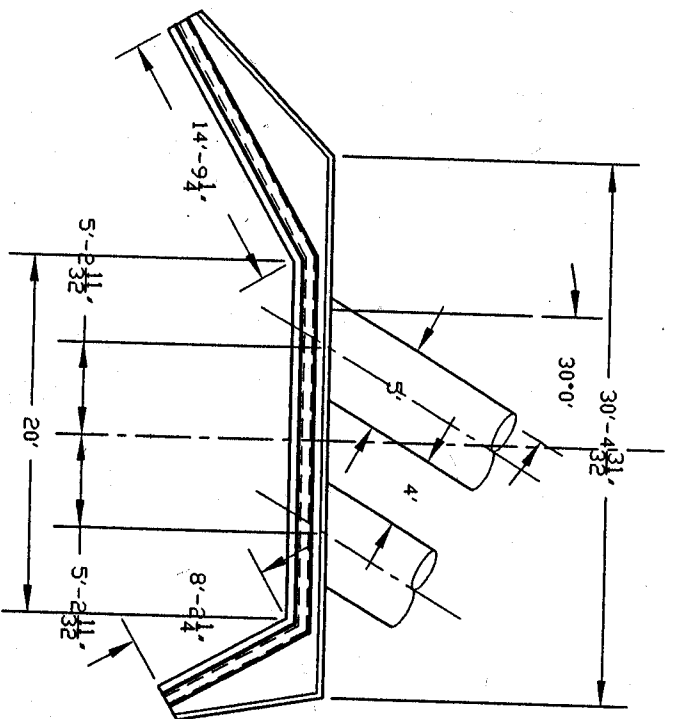
PRIVATE DRIVE
FOR GRAINGERS
LANDING

TYPICAL ROAD SECTION

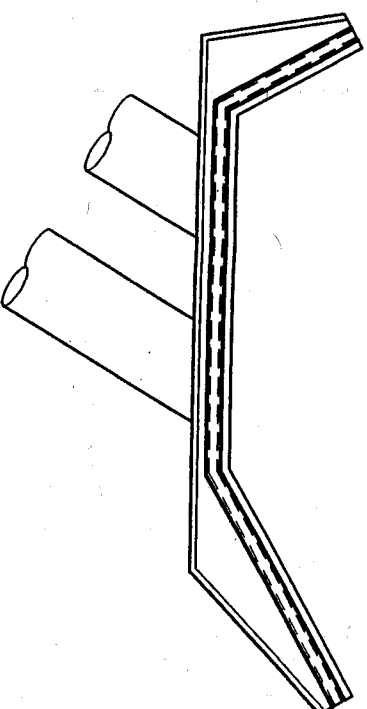


W&W ENGINEERING, LLC

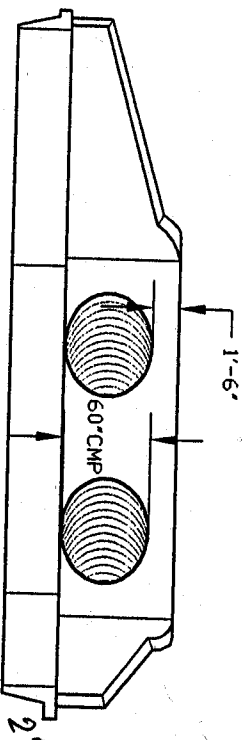
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TALBOT, TN QUAD



SOUTH END PLAN



NORTH END PLAN



ELEVATION

NOTE:
REFER TO T.D.O.T. STANDARD
DRAWING #D-PE-1 FOR ANY
ADDITIONAL DETAILS.


T.D.O.T. TYPE "A" DOUBLE HEADWALL

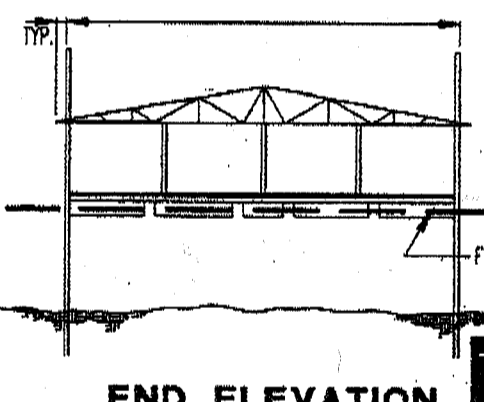
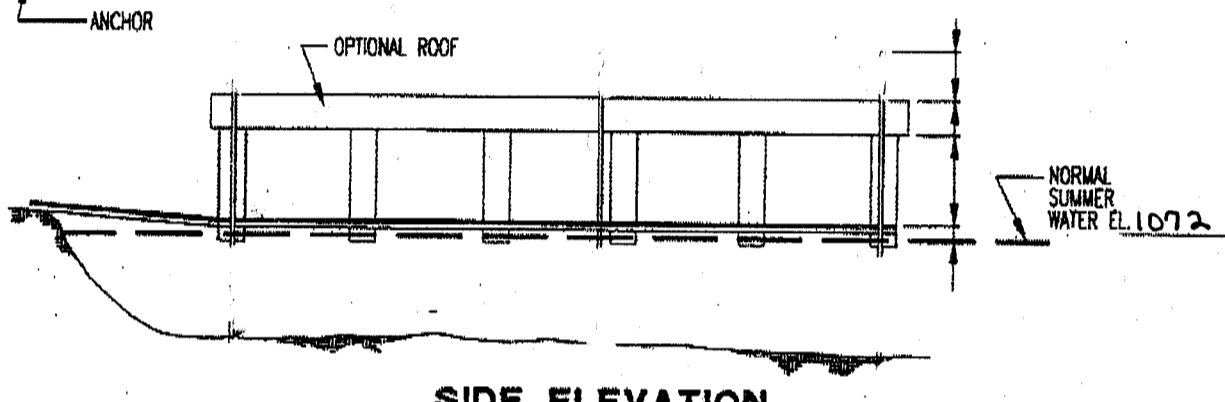
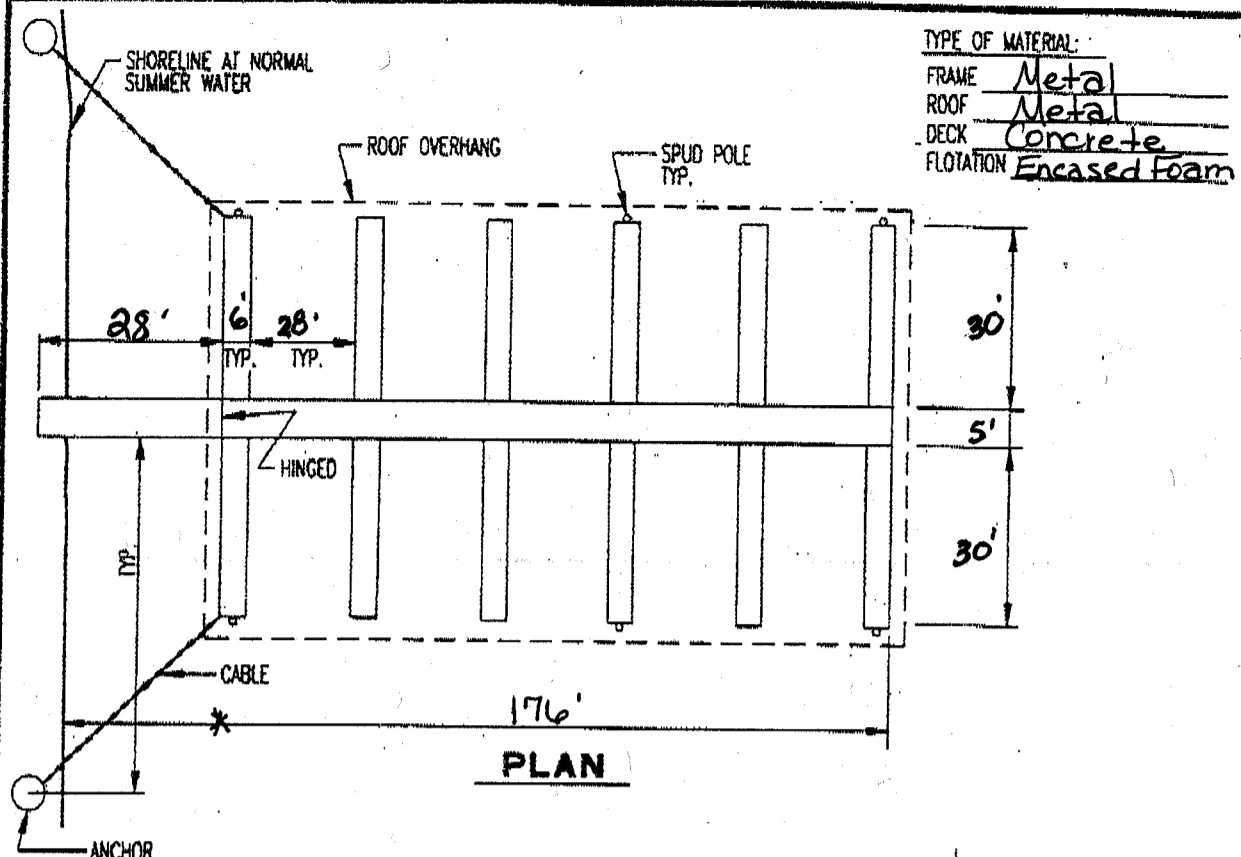
NOT TO SCALE

BECS, G.P.

PRIVATE DRIVE
FOR GRAINGERS
LANDING

DOUBLE HEADWALL PLAN


W&W ENGINEERING, LLC

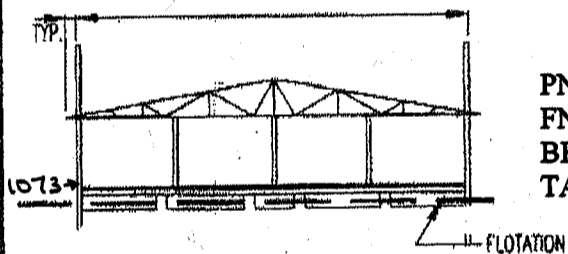
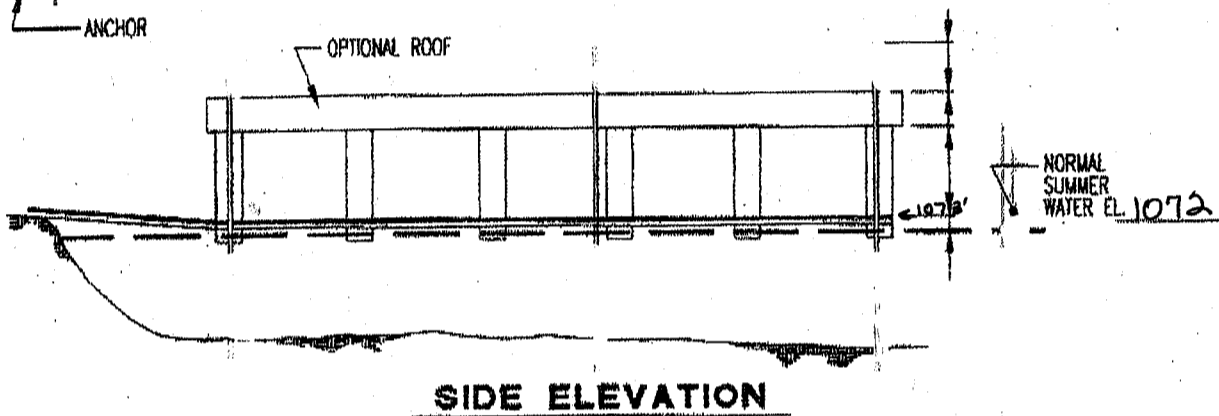
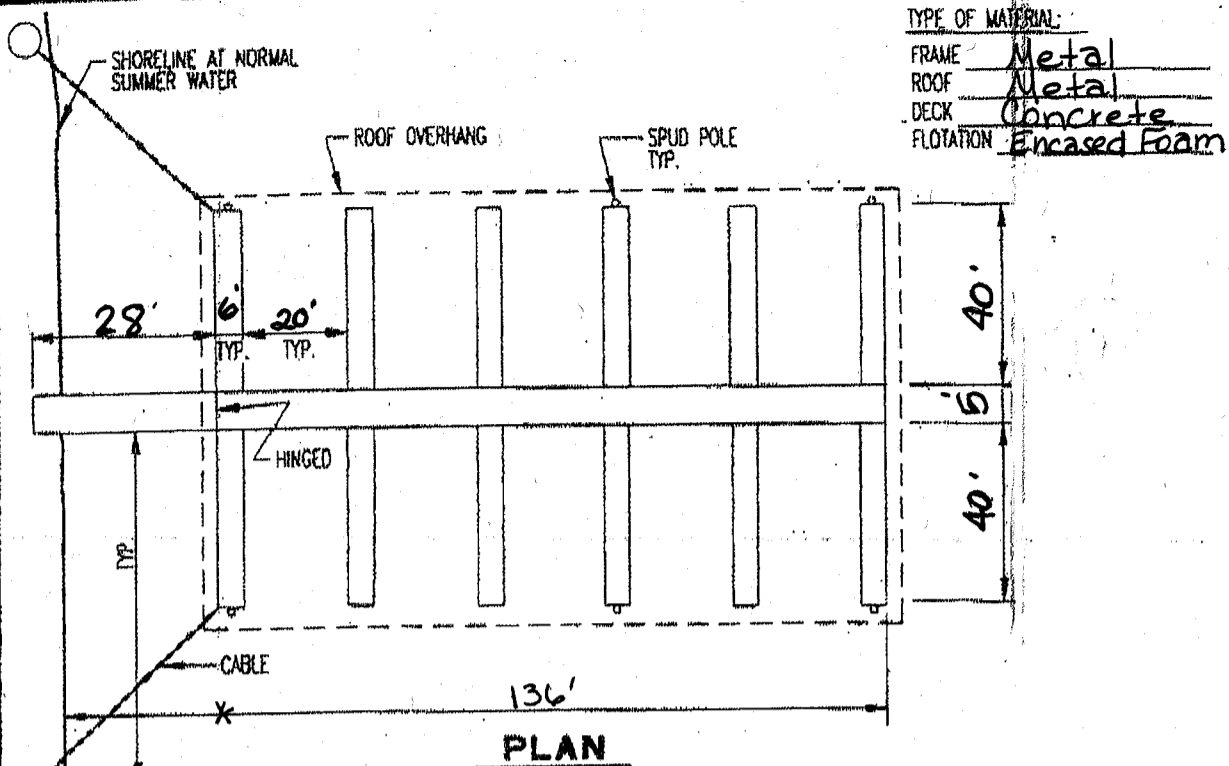


NOTE:
INCLUDE ALL DIMENSIONS AND ELEVATIONS
WHERE INDICATED.

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THE NORMAL SUMMER WATER LEVEL IS:

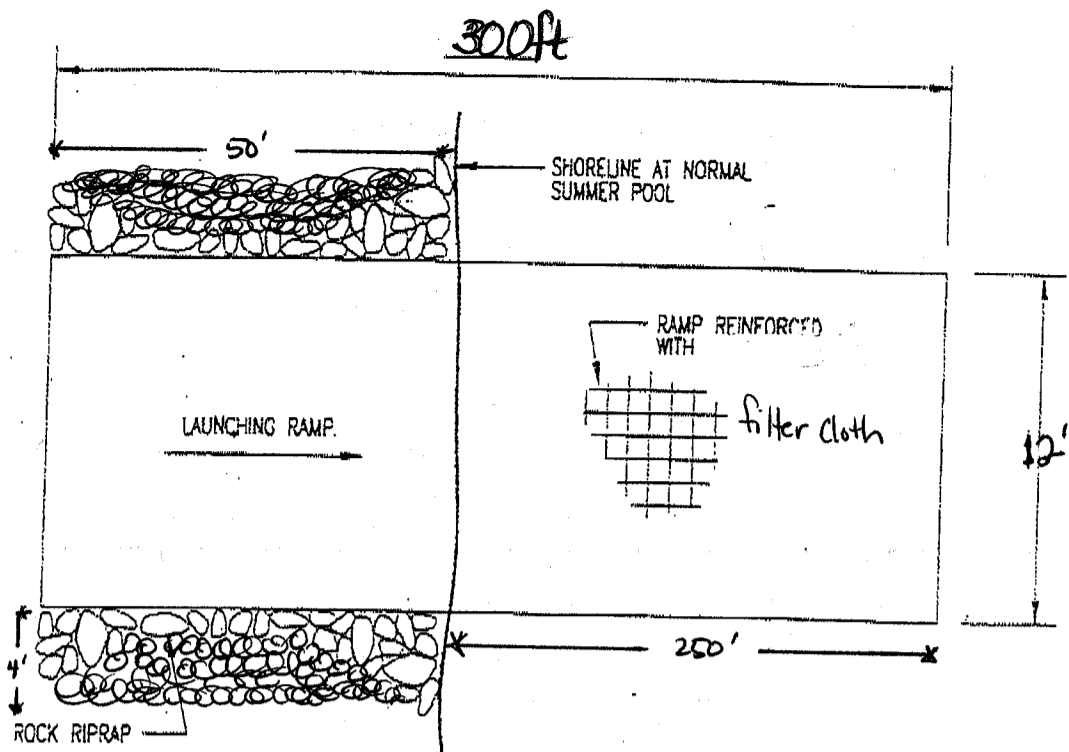
Cherokee-Douglas Watershed Team	
TYPICAL MARINA MULTIPLE SLIP OR COMMUNITY DOCK	
PROJECT LOCATION INFORMATION:	
STREAM NAME	SUBDIVISION NAME <u>Grainger's Landing</u>
RESERVOIR NAME <u>Cherokee Lake</u>	LOT NUMBER
MILE MARKER <u>10</u>	MAP NO.
(APPLICANT'S NAME) <u>BECS, GP</u>	



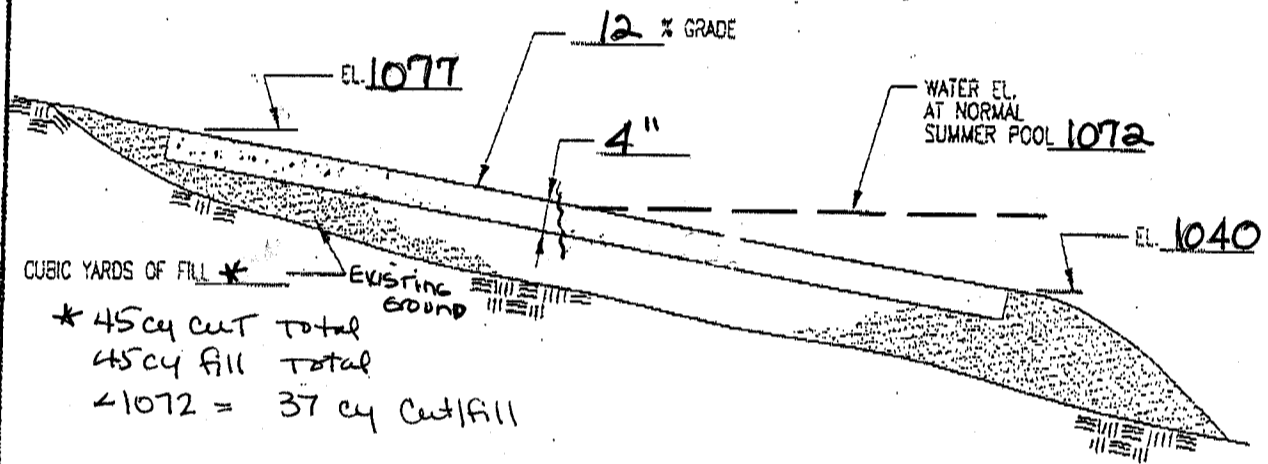
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NOTE:
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Cherokee-Douglas Watershed Team	
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MILE MARKER <u>10</u>	MAP NO.
(APPLICANT'S NAME) <u>BECS, G.P.</u>	



PLAN



SECTION THRU CONCRETE RAMP

THE NORMAL SUMMER WATER LEVEL IS:

Cherokee Elev. 1060-1072
Douglas Elev. 990-994

NOTE:
INCLUDE ALL DIMENSIONS AND ELEVATIONS
WHERE INDICATED.

Cherokee/Douglas Watershed Team

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TALBOT, TN QUAD

(APPLICANT'S NAME)

BECS, G.P.

* Cut & fill will be balanced

MAPPING SERVICES BRANCH

4356 IV SW
(AVONDALE 162-SW)

11 MI. TO U.S. 25E
NARROW VALLEY 1.5 MI.

